

VILLAGE COUNCIL

MELANIE ROSE WHITE, *Mayor*
MICHAEL MEZEY, *Chairman*
BRUCE R. PIRNIE, *Vice Chairman*
ALFRED MULLER, M.D., *Secretary*
PAULA DURBIN, *Treasurer*
MICHAEL J. DORSEY, *Parliamentarian*
CAROLINA ZUMARAN-JONES, *Historian*
JULIAN P. MANSFIELD, *Village Manager*

VILLAGE OF FRIENDSHIP HEIGHTS

4433 SOUTH PARK AVENUE
CHEVY CHASE, MARYLAND 20815

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Fax: 301-907-3922
Email: info@friendshipheightsmd.gov
Website: www.friendshipheightsmd.gov



APPROVED MINUTES

PUBLIC SESSION

FRIENDSHIP HEIGHTS VILLAGE COUNCIL

June 7, 2021

Conducted Live and via Zoom

ATTENDEES:

Melanie Rose White, Mayor
Michael Mezey, Chairman
Bruce Pirnie, Vice Chairman
Paula Durbin, Treasurer
Alfred Muller, MD, Secretary
Michael Dorsey, Parliamentarian
Carolina Zumaran-Jones, Historian
Julian Mansfield, Village Manager
Representatives of Donohoe and Carr development firms
12-15 public participants
60 Zoom participants at highest count

CALL TO ORDER:

Chairman Mezey called the meeting to order at 7:35 pm. He introduced representatives of the Donohoe and Carr companies.

PRESENTATION BY DEVELOPERS:

Carr and Donohoe developers presented their proposed plan for development at 5500 Wisconsin Avenue (see attached slide presentation).

The hotel would remain and be separated from a new 18-story rental building by a shared street ("woonerf"). The developers' representatives acknowledged the obligation to price 15 percent of the apartments in the new building as MPDU's affordable to teachers, firefighters and others in that income range. They claimed that the existence of the building might "bring back" retail

businesses. Streetscaping would be enhanced for pedestrians. The planning and approval process would take an expected two years, and construction about 18 months.

Council attorney Norman Knopf asked several technical questions about height and setback requirements under the current CR T zoning.

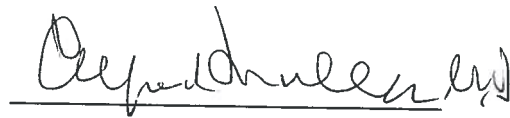
Council members asked questions about the construction, retail possibilities, the woonerf, and impact as precedent for development on Parcels 4 and 6.

Two audience members expressed their concerns about the decline in retail in the context of offering general support for the project.

ADJOURNMENT:

At 9:25 p.m., Michael Dorsey moved, Paula Durbin seconded, to enter into closed session pursuant to Maryland Code, General Provisions Article, Section 3-305(b)(7), to consult with counsel to obtain legal advice. The motion was approved unanimously.

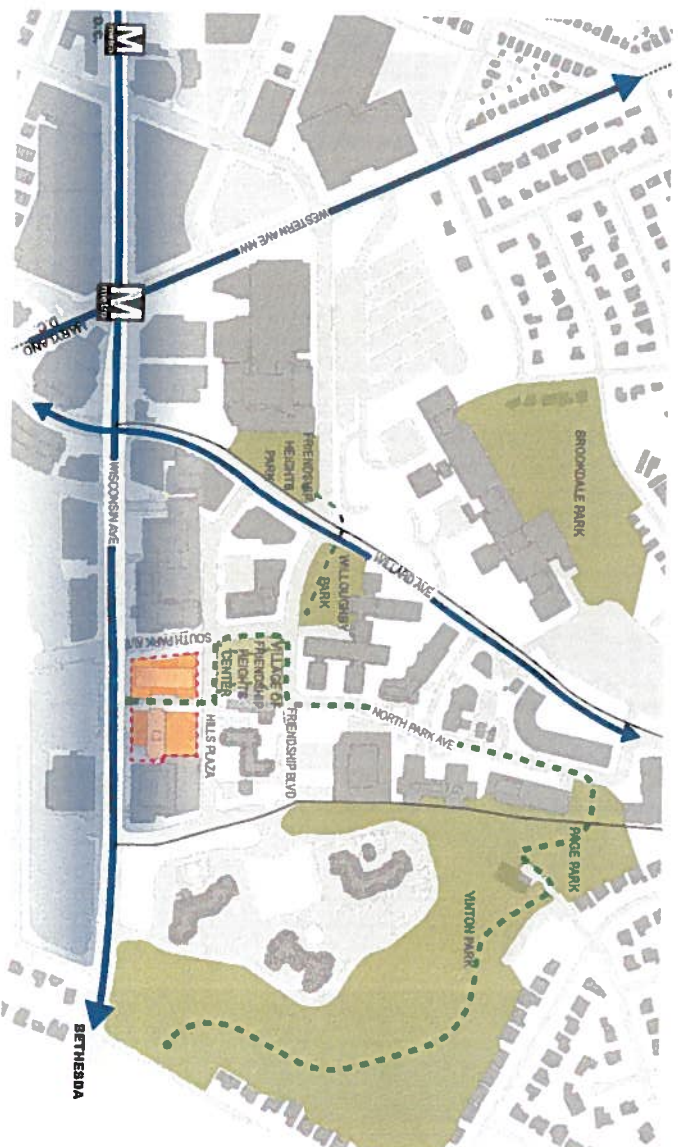
Respectfully submitted:

A handwritten signature in dark ink, appearing to read "Alfred Muller", is written over a horizontal line.

Alfred Muller, MD, Secretary

5500 Wisconsin Avenue

Sketch Plan Pre-Submission Community Meeting June 9, 2021



Meeting Sign-in Sheet

<https://bit.ly/3wcErzJ>

Sign-Up 5500 Wisconsin Avenue – Sketch
Plan Application - Pre-Submission
Community Mtg 6/9

Please use the form below to sign in for the community meeting:

1. Please provide your full name:

Enter your answer

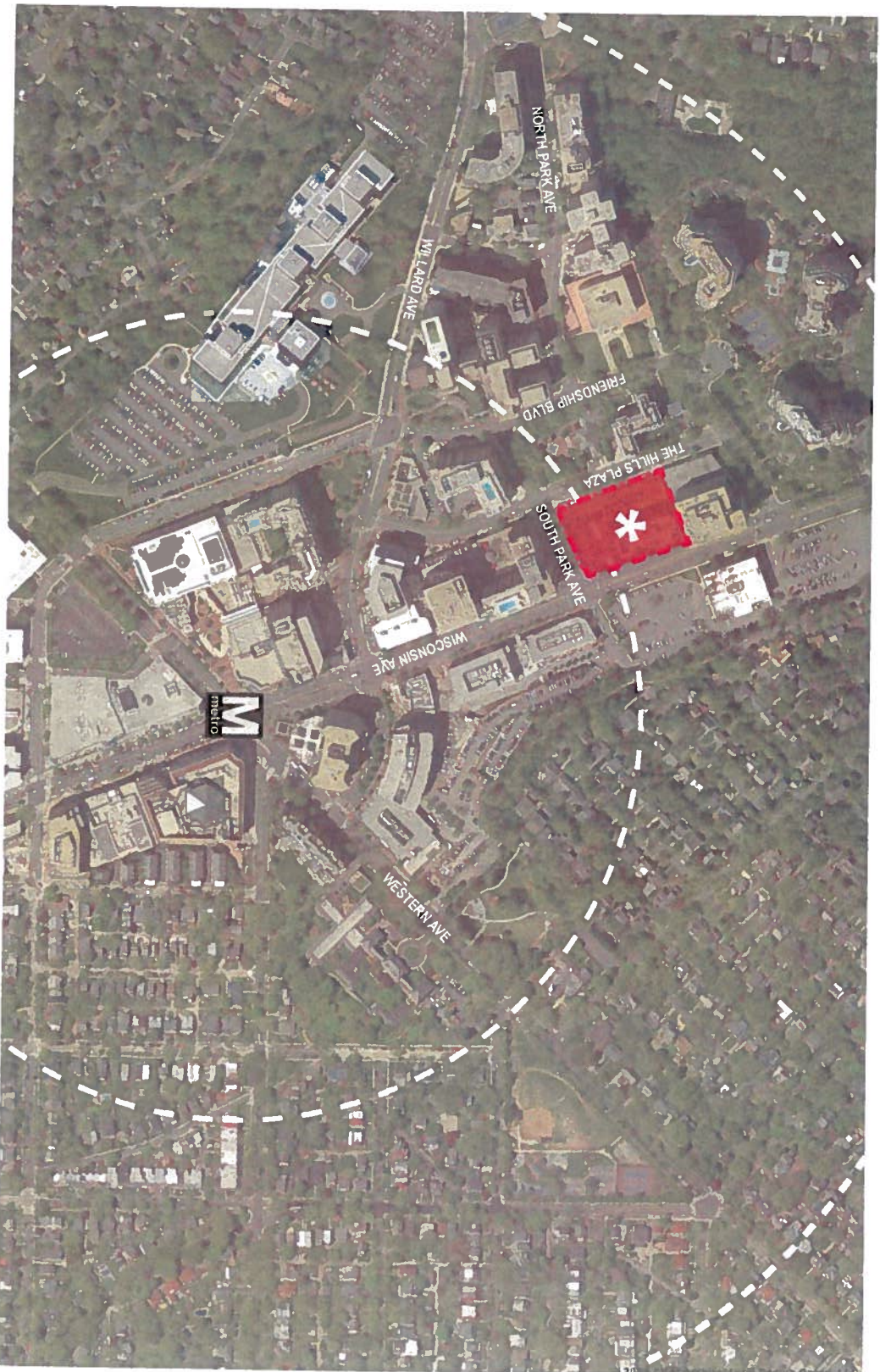
2. Email address:

Enter your answer

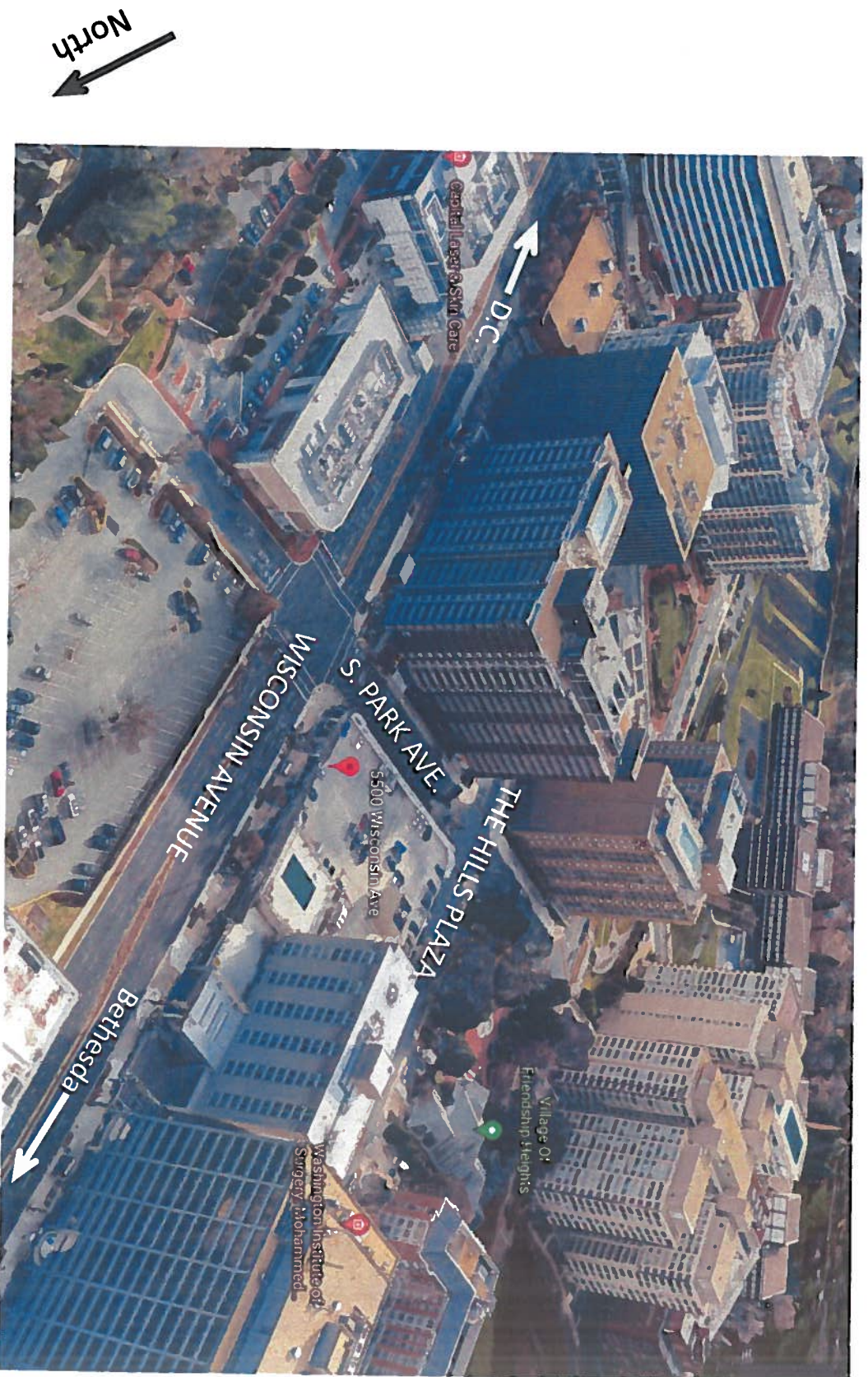
3. Telephone number:

Property Location

North
→



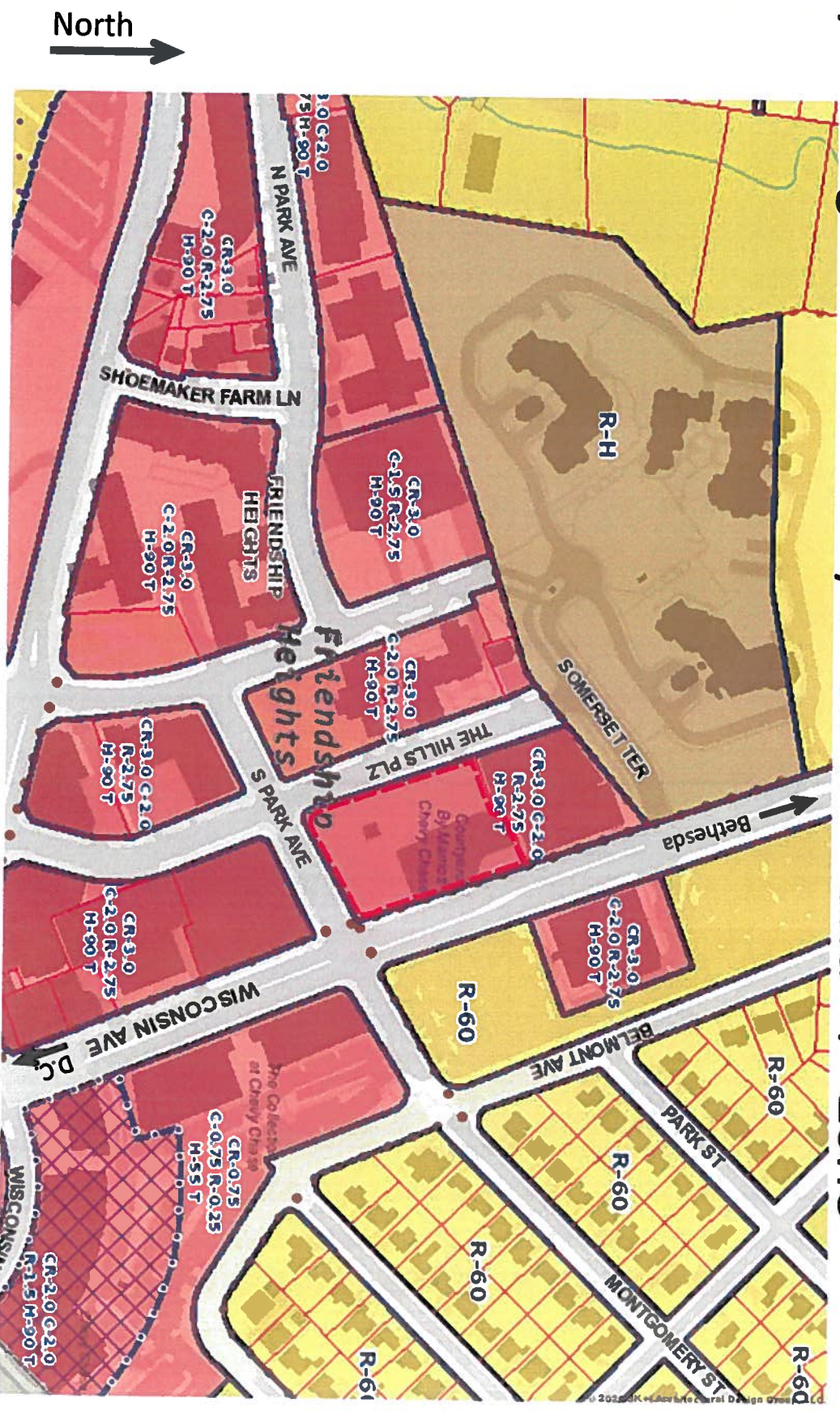
Property Location



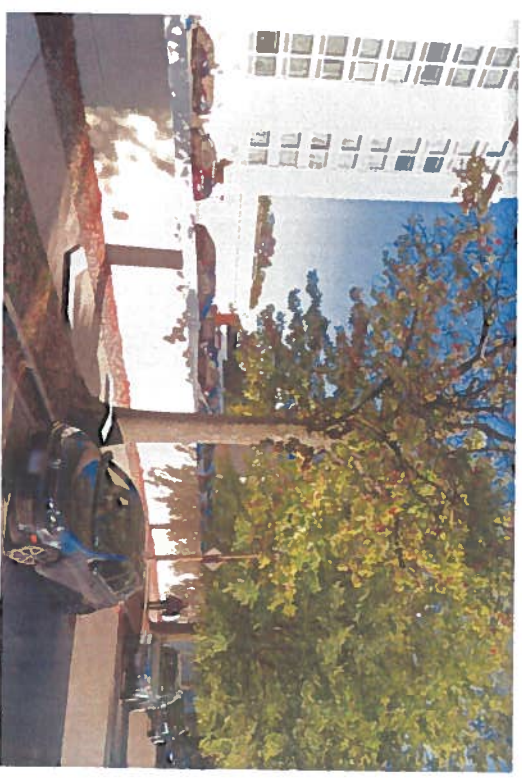
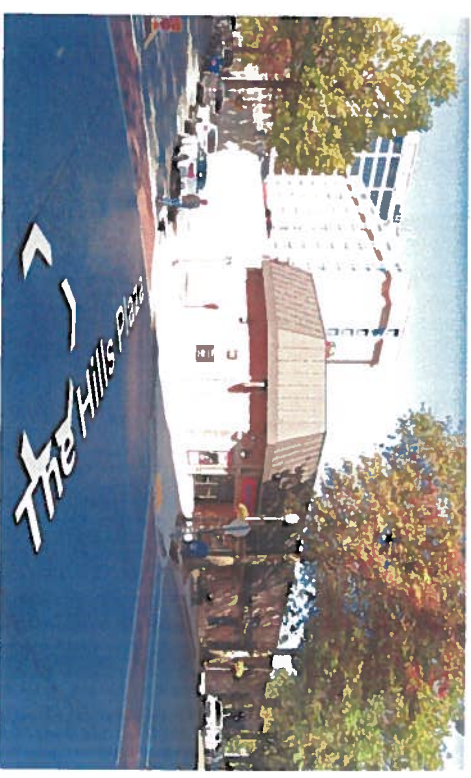
Property Location and Existing Vehicular Access



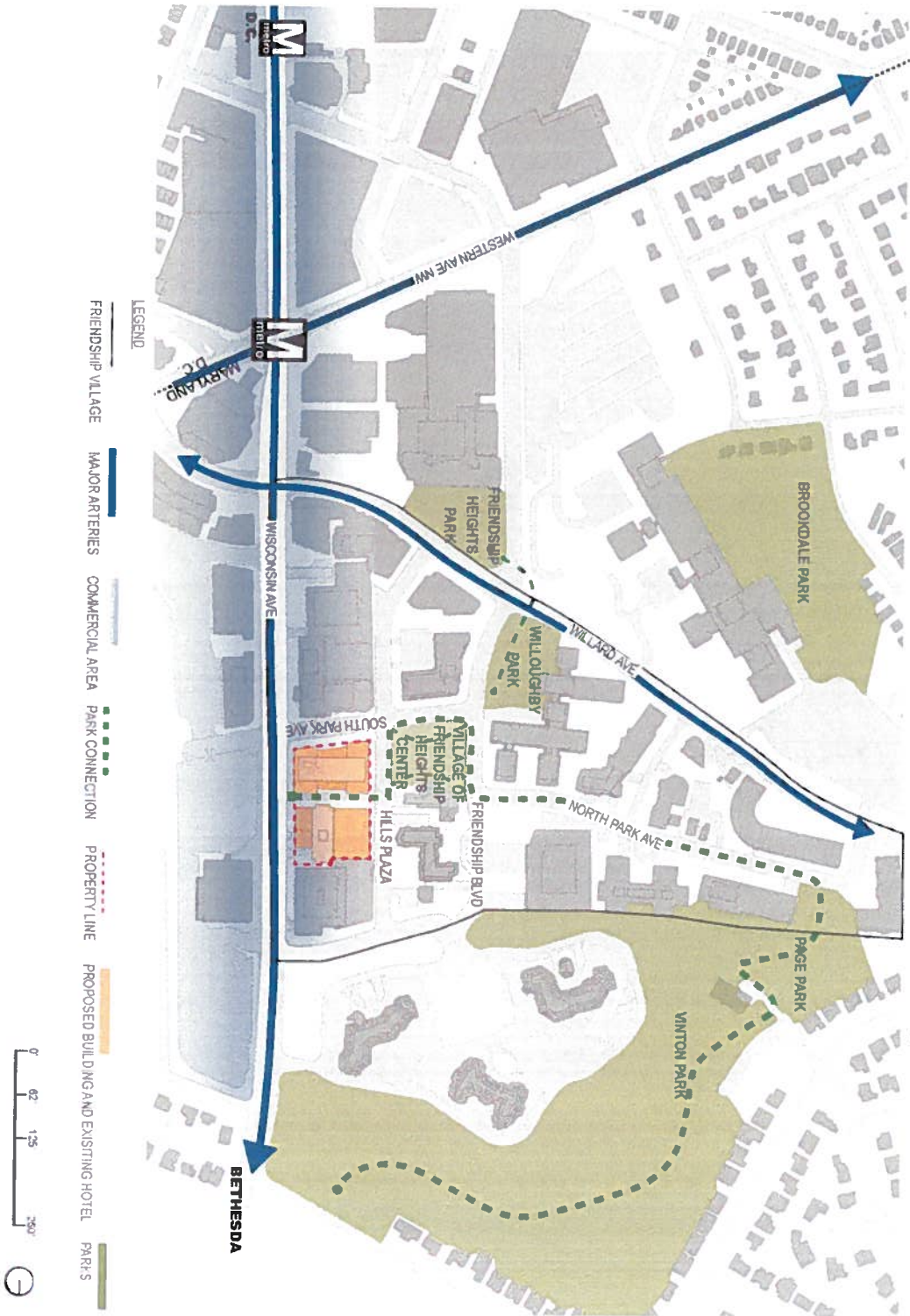
Property Zoning – Commercial/Residential and “T” Zone



Existing Conditions



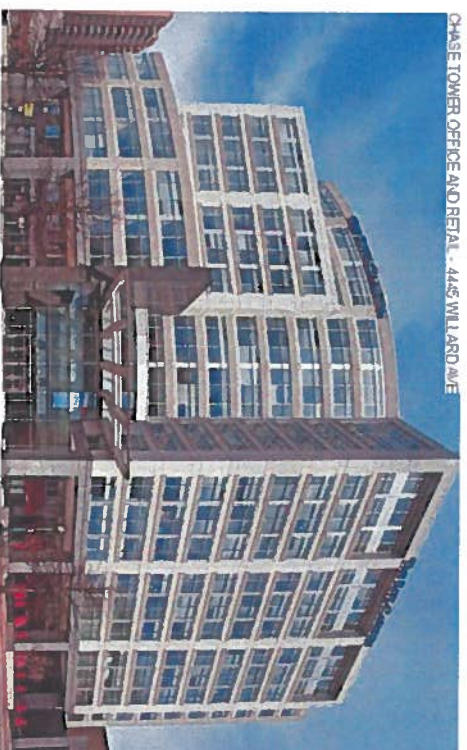
Proposed Re-development will Enhance Connectivity



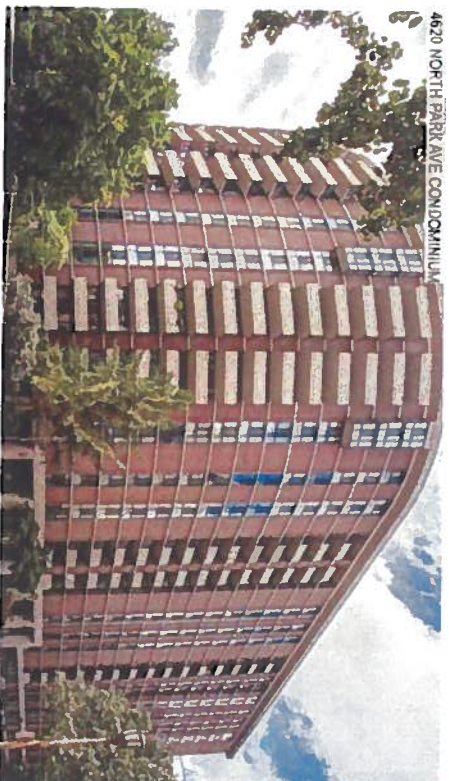
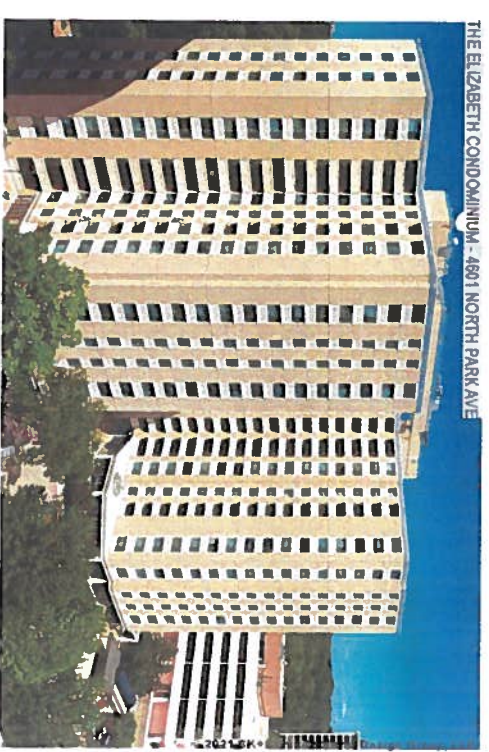
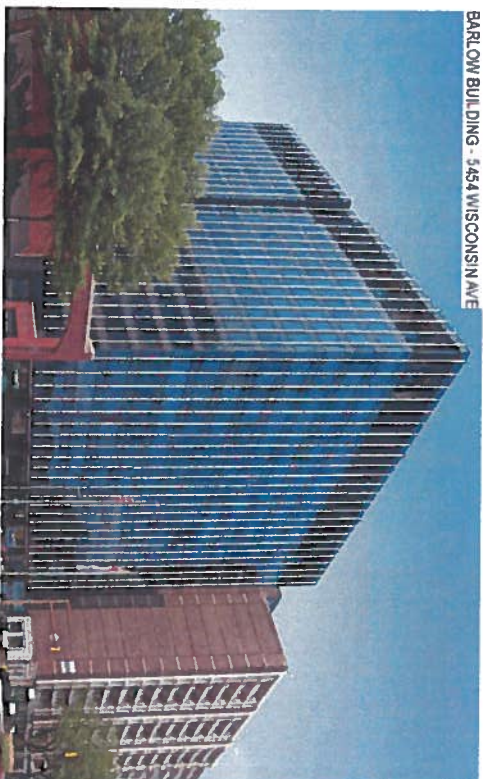
Surrounding Context: High-Rise Development



Surrounding Context



Surrounding Context



Surrounding Context



THE WILLOUGHBY CONDOMINIUM - 4515 WILLARD AVE / 5500 FRIENDSHIP BLVD



THE CARLETON CONDOMINIUM - 4550 NORTH PARK AVE

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HIGHLAND HOUSE APARTMENTS - 5480 WISCONSIN AVE



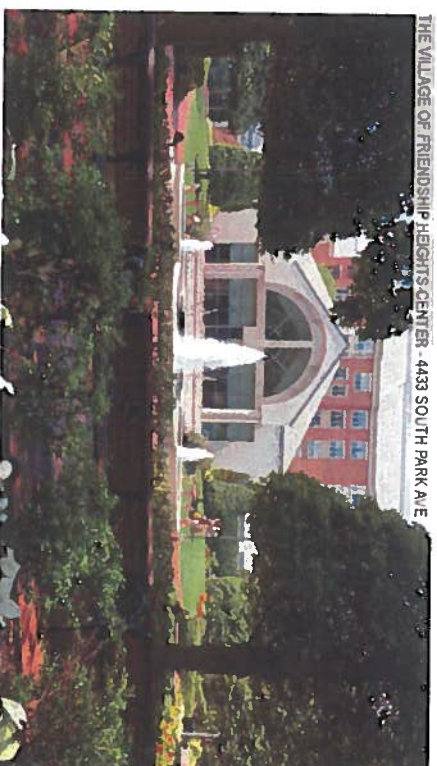
Surrounding Context/Existing Conditions



CHEVY CHASE BUILDING - 5530 WISCONSIN AVE



COURTYARD MARRIOTT HOTEL - CHEVY CHASE, MD



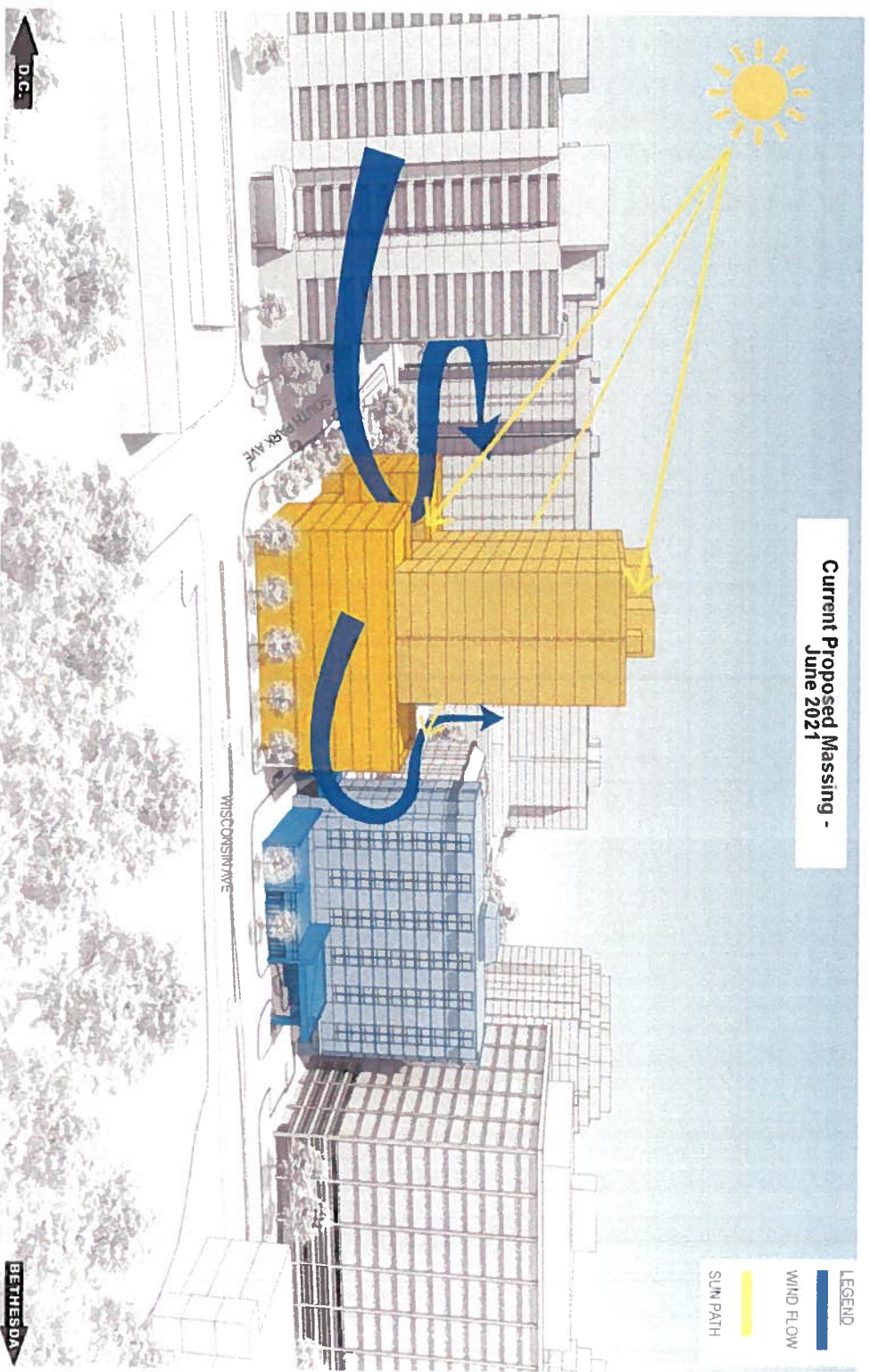
THE VILLAGE OF FRIENDSHIP HEIGHTS CENTER - 4433 SOUTH PARK AVE



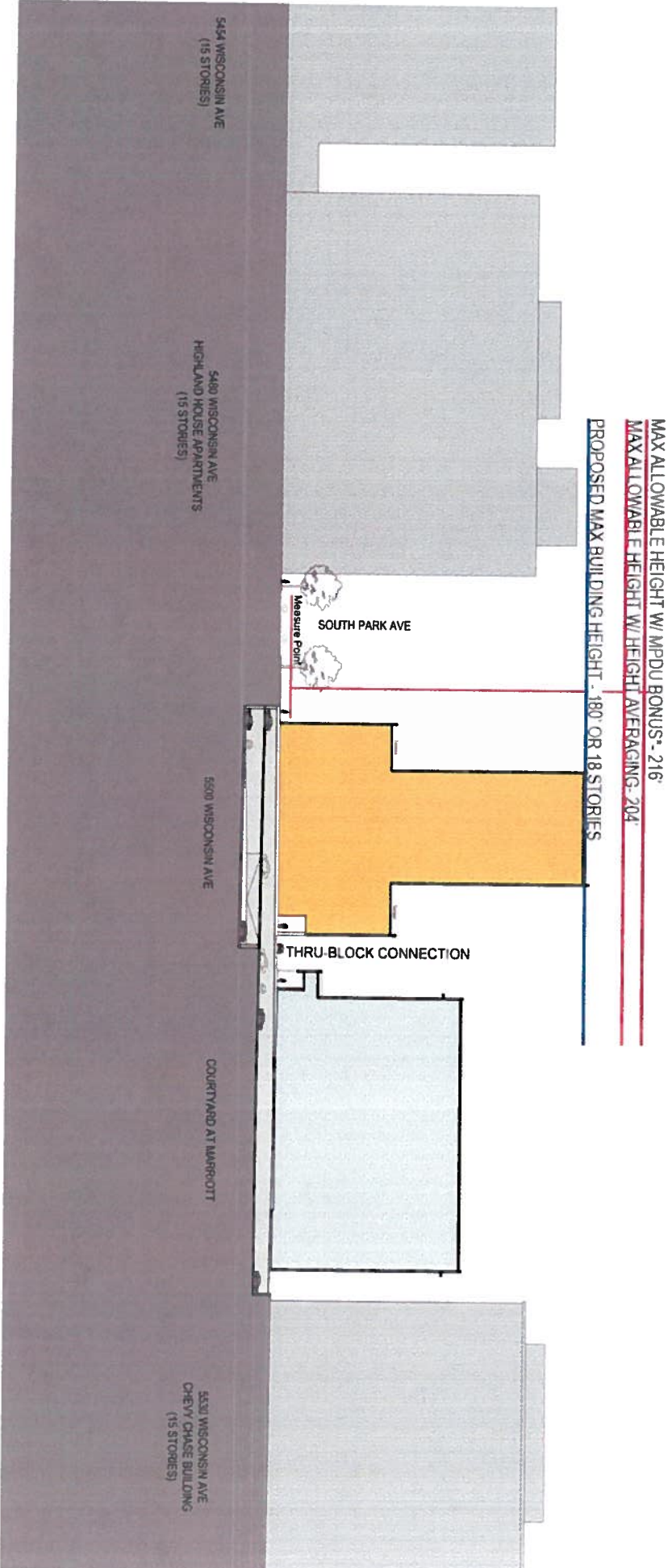
Originally Proposed Massing



Currently Proposed Massing



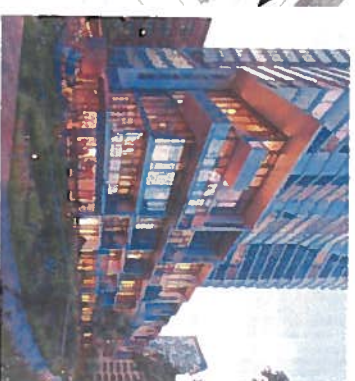
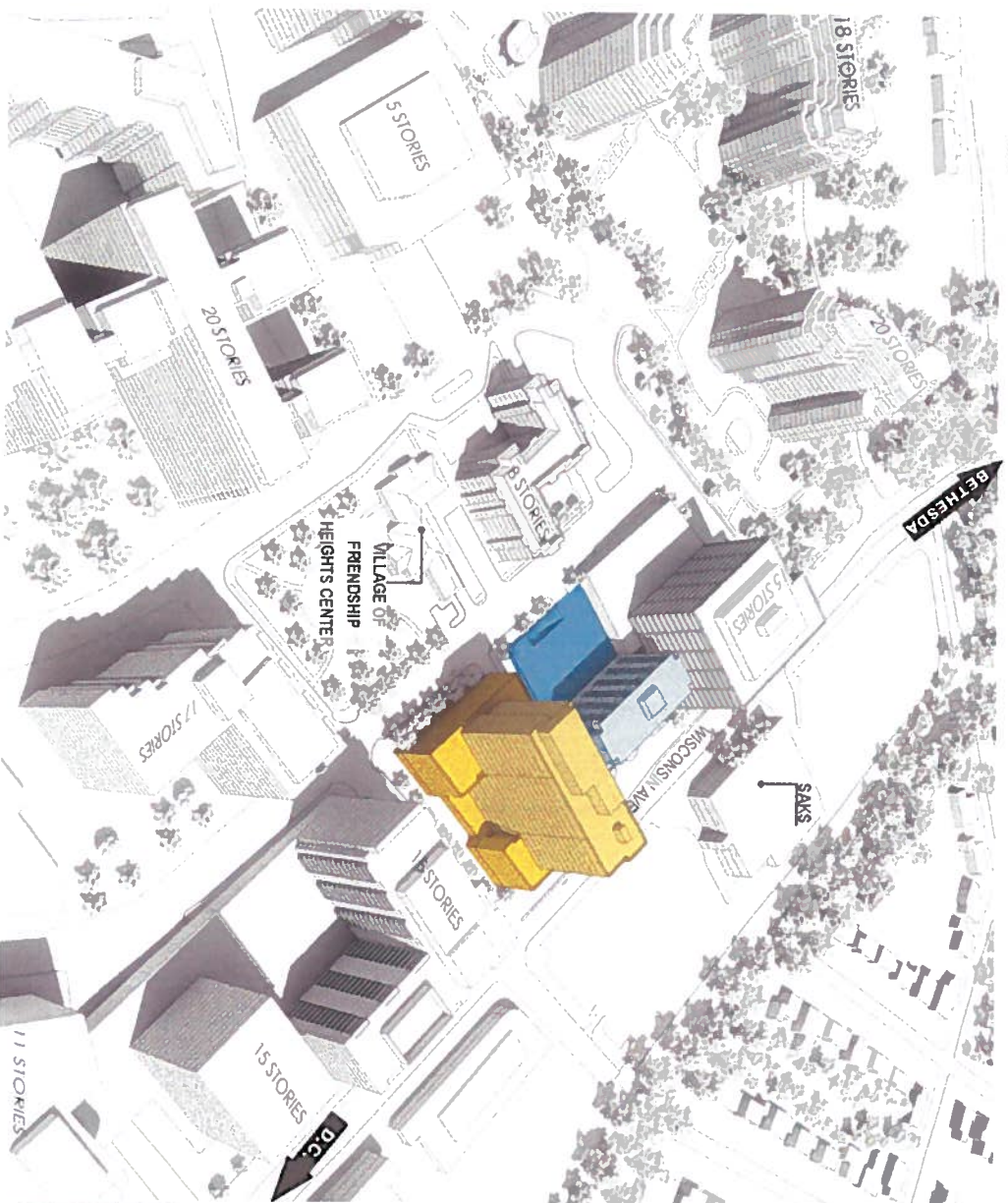
Height Averaging Allows Varying Heights: Project's Proposed Height Less than 216' Allowed by Code



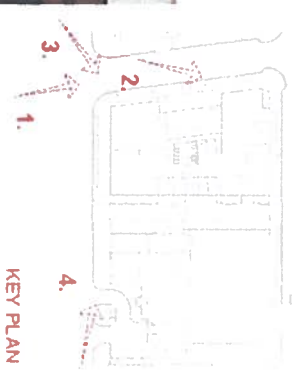
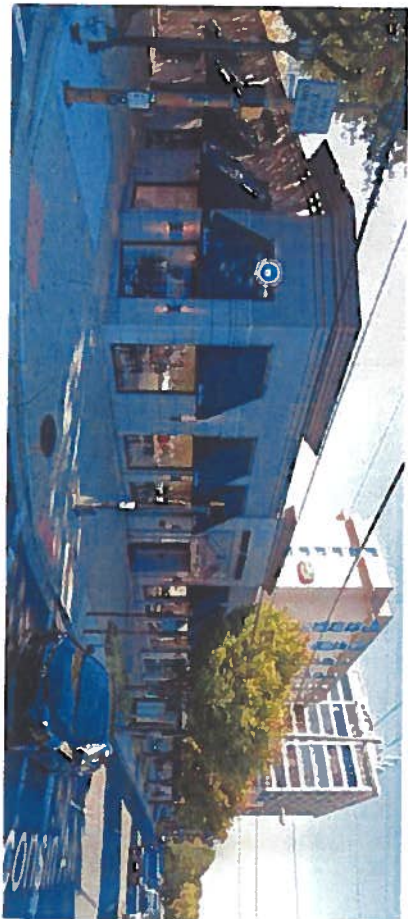
Proposed Massing and Architectural Precedents



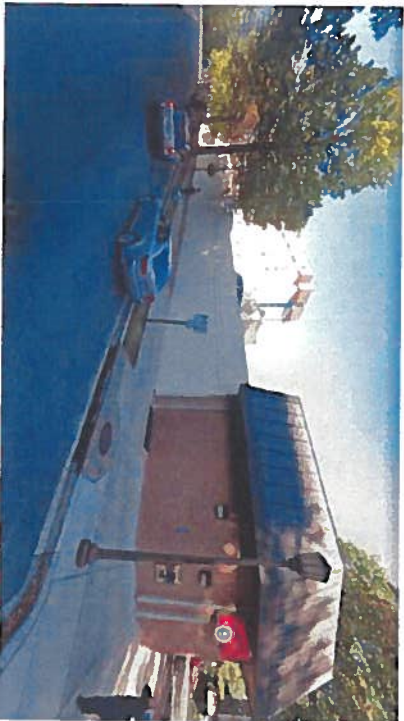
Proposed Massing and Architectural Precedents



Existing Site Condition Photos



Existing Site Condition Photos



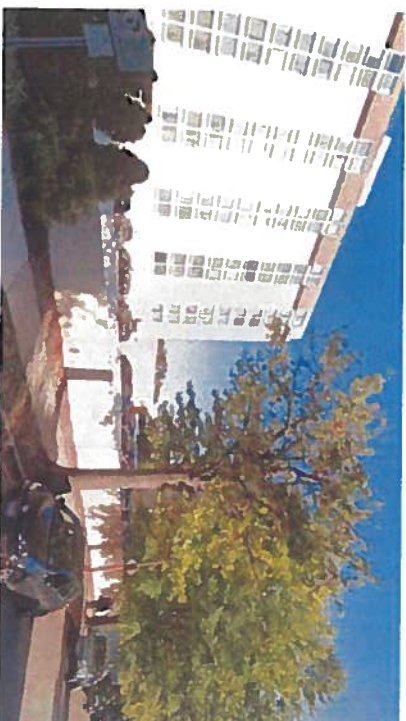
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2.



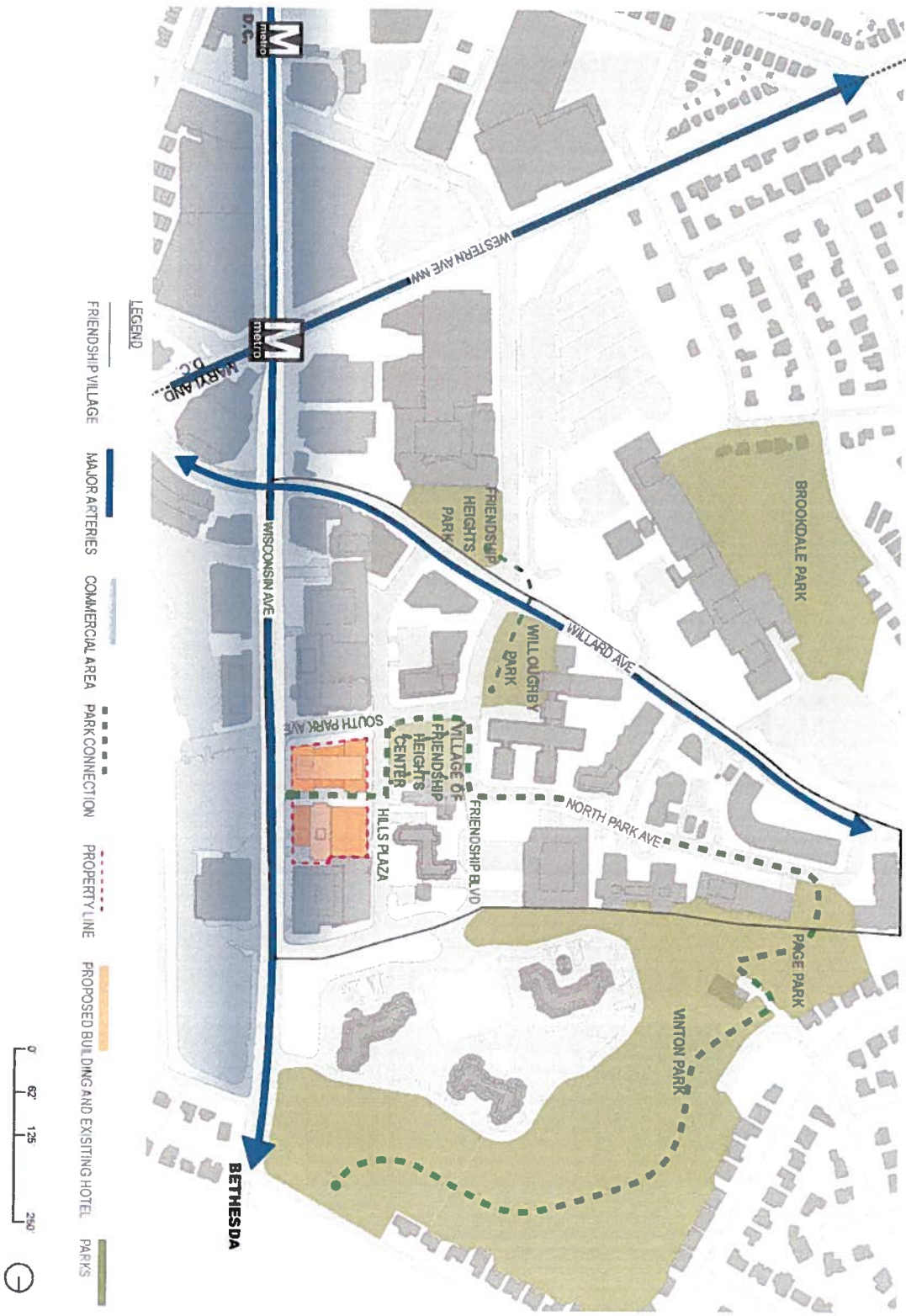
3.



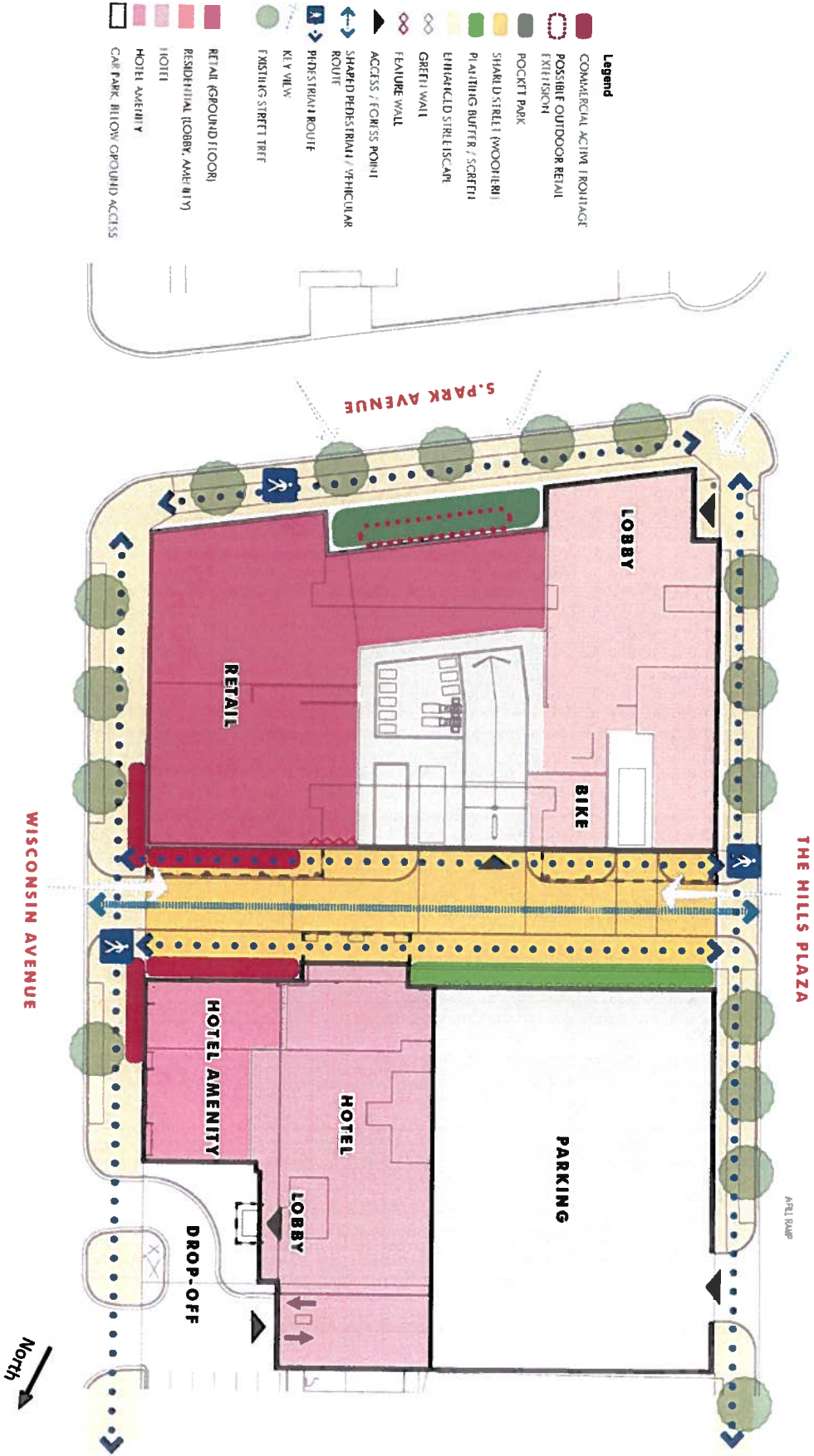
4.



KEY PLAN



Framework Plan

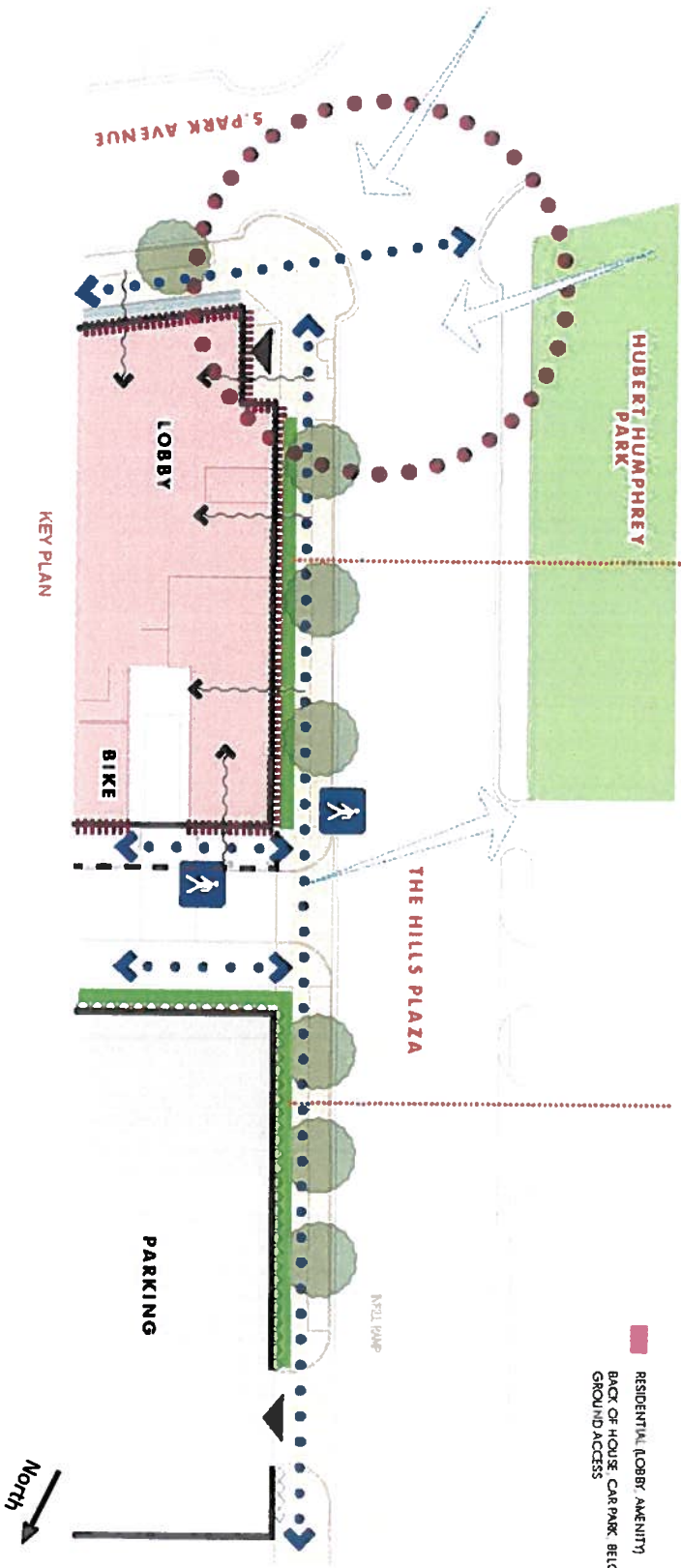


Streetscape Activation – The Hills Plaza

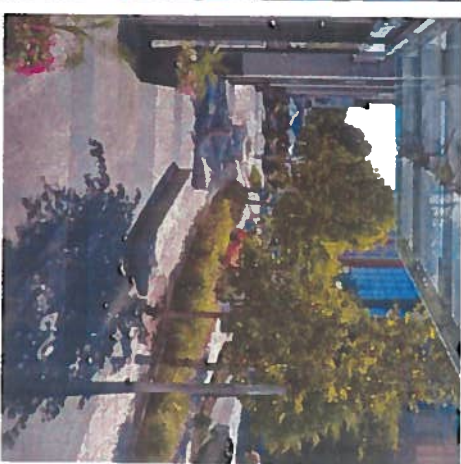
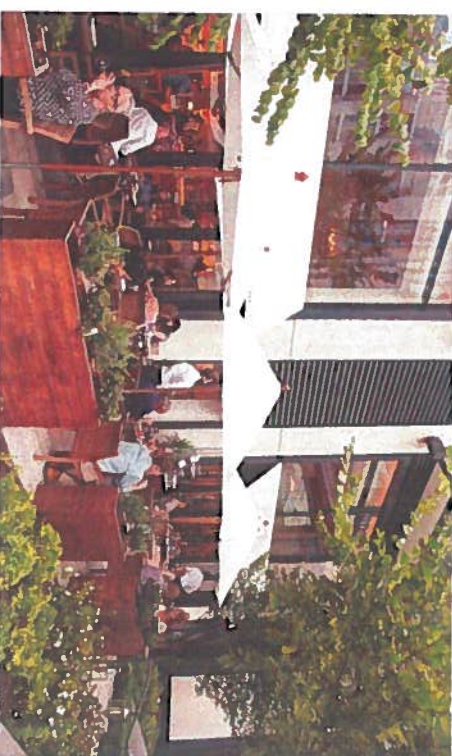
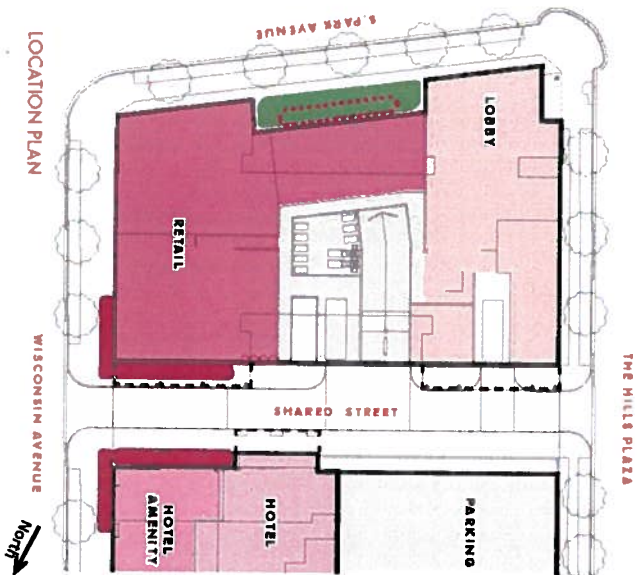


Legend

- ENHANCED CORNER NODE
- ACTIVE BUILDING FRONTAGE
- FEATURE PLANTING EDGE
- GREEN WALL
- ENHANCED STREETSCAPE
- PEDESTRIAN ROUTE
- ENHANCED VISUAL LINK
- KEY VIEW
- ACCESS / EGRESS POINT
- EXISTING STREET TREE
- RESIDENTIAL (LOBBY, AMENITY)
- BACK OF HOUSE, CAR PARK, BELOW GROUND ACCESS

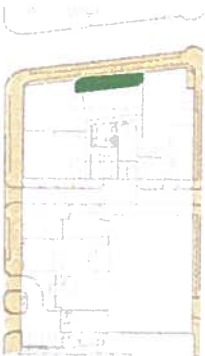


Streetscape Activation – South Park and Wisconsin Avenues



Look & Feel - Precedent Imagery

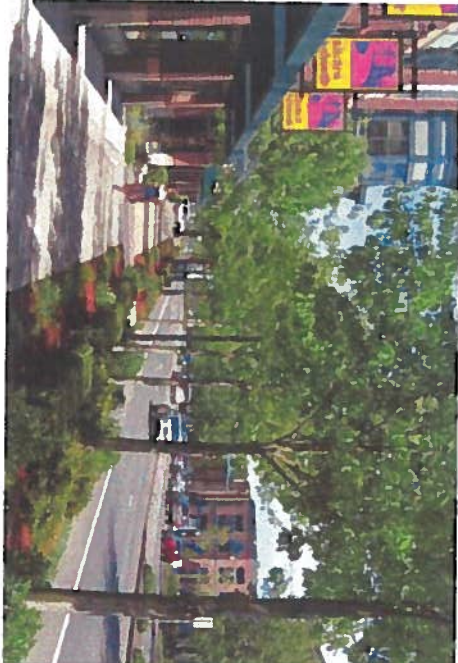
Enhanced Streetscape



LOCATION PLAN

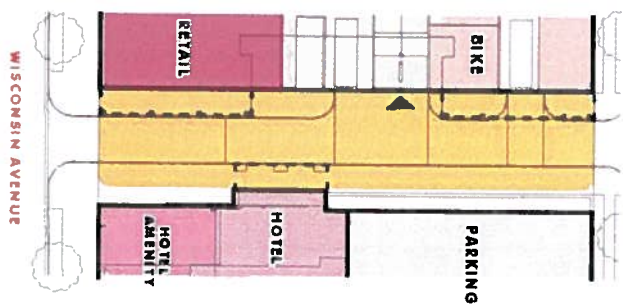
Program & Infrastructure;

- CANOPY TREES / ENHANCED TREE PANELS
- SHADED SEATING AREAS
- STREET FURNISHINGS - TRASH RECEPTACLES, BIKE RACKS
- STREET LIGHTING



'Look & Feel' - Precedent Imagery

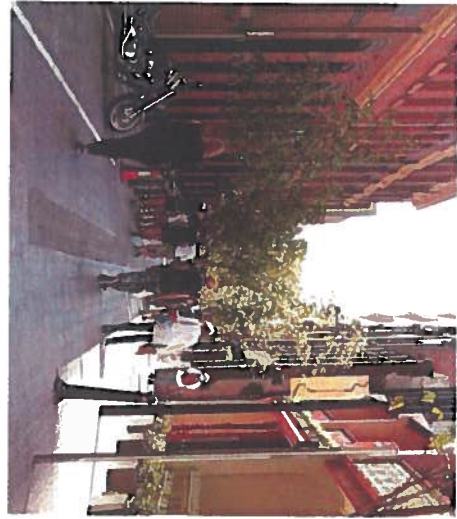
Shared Street – “Woonerf”



LOCATION PLAN

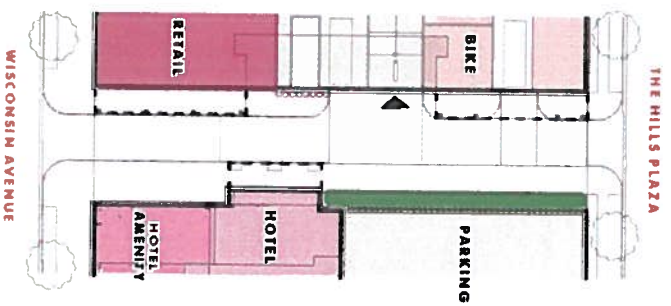
Program & Infrastructure

- SHARED SURFACE PEDESTRIAN / VEHICULAR
- TEXTURED & INTRICATE PAVING
- SEATING
- BOLLARDS (TRAFFIC SLOWING MEASURES)
- LIGHTING



“Look & Feel” - Precedent Imagery

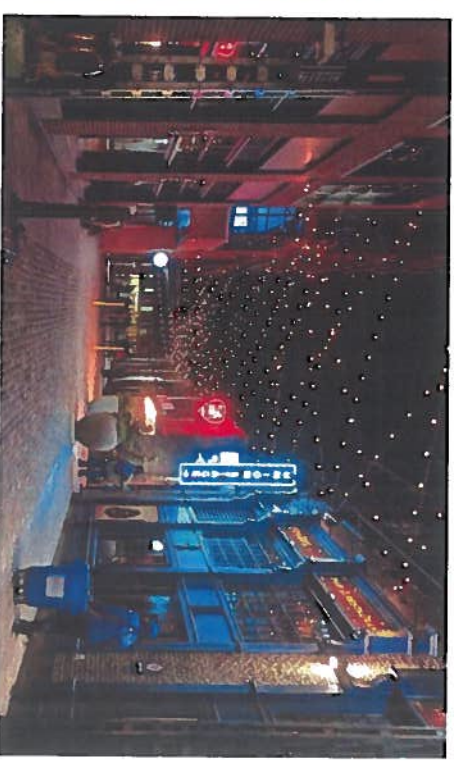
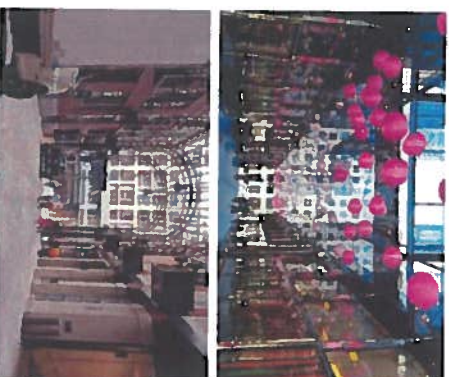
Shared Street – Vertical and Overhead Elements



LOCATION PLAN

Program & Infrastructure;

- POTENTIAL GREENWALL / PLANTING BUFFER
- POTENTIAL MURAL / ART
- POTENTIAL OVERHEAD LIGHTING



"Look & Feel" - Precedent Imagery

Meeting Sign-in Sheet

<https://bit.ly/3wcErzJ>

Sign-Up 5500 Wisconsin Avenue – Sketch
Plan Application - Pre-Submission
Community Mtg 6/9

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1. Please provide your full name:

Enter your answer

2. Email address:

Enter your answer

3. Telephone number:

THANK YOU

